

LAND USE COMMITTEE

January 10, 2022

ZOOM MEETING

Monday 10:00 AM

Call to order

Roll call:

Kevin, Tom, Gary, Barbara

Missing: Hans & El Jay Hansson

Additions or deletions? No

Public comment? No

LRP2021-00003 Woodlands family trust plan amendment.

Ian McCarville and Preston Holdner presenting: Phase 3 of Trilogy's plan.

Plans are designed to be changed as the need exists.

Tom says there is a problem with the non-parallel parking at the Village center. Would parallel parking be a solution to congestion?

Answer... Studies have shown that this will not be a problem.

Is housing on the public park? Yes, the County has not accepted it as a park. County would rather have homes (In lieu of fees).

Twin houses... looks like a fire house. Could they be changed to move one a bit more forward than the other? (To look better)

Answer... These are the most popular of the twin homes.

Hotel (called a boutique hotel) Height? 40ft or less?

Answer. Yes. Will comply with county ordinance.

Fitness and amenities will be separate to the hotel. Studies are being done for amenities to be separate or combined.

Barbara...Why hotel next to hwy. 1? To be closer to the amenities.

As for the homes on Viva Rd... Could homes be horse friendly?

Answer No, county desires and (wants = \$\$\$.)

Kevin... What happened to the care center? Funding was paused due to Covid. Will start again this year. Drainage area? Area was incorporated into the design. Size of back yard?

10' minimum. Parking at the horseshoe area may be a real problem. Parking study shows that we may need to readjust to what is put in this area. There will be parking behind the multi-use buildings. Maybe speed bumps? Crosswalks might be done in brick or raised area?

Tom.. Could you put bike racks in? Yes!

Rudy Bachman has met with the other 3 owners and is hoping that people will be able to walk instead of driving.

Gary.. Twin houses designed to have a 'casitas' "ADU" (Extra living quarters in the back for elderly parents or 30 yr olds that move back home.) Parking would still have to be in the driveway, not on the street. All golf parking has to be in the golf course parking lot.

No action needed here by the Land Use Committee.

Mittry Family trust 091-508-011 Persons not here.

DRC2021-0020 Carrington Conditional Use Permit. Requesting 3' setback for an existing greenhouse. Kevin Carrington and Tim Schmidt presenting: Project located at :1157 Arboles Way Nipomo, Ca. 075-301-010 The original owner of the lot to the south built the greenhouse. Lot is jogged to put the house in.

Greenhouse is 3' off of the fence since 1984 until now was not addressed. Greenhouses are only 12' tall. Now there are 3 greenhouses.

Tom..Is there someone that needs to be compensated? No.

Barbara.. What is being grown in the greenhouses? Nothing.

Is the fact that this does not meet county standards limit what they could grow in the future?

The neighbor has commercial green houses there now and I (Tim Shmidt) don't plan on anything. Plans to build another ADU and can't do anything until this is permitted. All permits are paid.

Gary.. Neighbor approves? Yes.

Put on the consent agenda? Tom 1st Barbara 2nd. All approved.

Item 'Crown Genetics' possibly move to February?

Next SCAC January 24, 2022

Next land use meeting February 14, 2022

Adjourned 11:36 AM